

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Papua Street, Watsonia Vic 3087

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000

&

\$968,000

Median sale price

Median price \$830,500

House

X

Unit

Suburb Watsonia

Period - From 01/07/2017

to

30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	17 French Ct WATSONIA 3087	\$941,000	19/05/2018
2	1 Reeves St WATSONIA 3087	\$925,000	31/07/2018
3	28 Black St WATSONIA 3087	\$910,000	11/08/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price

\$880,000 - \$968,000

Median House Price

Year ending June 2018: \$830,500



Rooms:

Property Type: House

Land Size: 825.947 sqm approx

Agent Comments

Comparable Properties



17 French Ct WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$941,000

Method: Auction Sale

Date: 19/05/2018

Rooms: 6

Property Type: House (Res)

Land Size: 837 sqm approx



1 Reeves St WATSONIA 3087 (REI/VG)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 31/07/2018

Rooms: 7

Property Type: House

Land Size: 747 sqm approx



28 Black St WATSONIA 3087 (REI)

Agent Comments



Price: \$910,000

Method: Auction Sale

Date: 11/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 692 sqm approx